

Development Opportunities

ARRC Looking to the Future

ARRC is steward of some of Alaska's most visited and visible lands. For example, more than half a million rail passengers travel through the Anchorage depot annually.

Some prime ARRC lands have significant untapped potential, which the corporation seeks to demonstrate to developers and the public. Areas with exciting mixed development opportunities at present include Anchorage's Ship Creek, Chena Landings along the Fairbanks riverfront, the Seward waterfront, and land adjacent to the Seward Airport.

The newest development in Downtown Anchorage is the Downtown Edge, a 35 unit condominium project located at the intersection of West 2nd Avenue and Christensen.

As Alaska grows, ARRC seeks to attract the kind of developers and business partners that will continue to improve our economy, our visitor industry, and our communities' quality of life.



Above: The **Downtown Edge Condominium Project** in Anchorage's Ship Creek is one example of development that takes advantage of tourism opportunities in a growing market.

ARRC Land Available for Lease by Community Approximated in Acres

Anchorage

587 Lease acres
187 Vacant

Birchwood

44.6 Lease acres
44.0 Vacant

Clear

613 Lease acres
613 Vacant

Crown Point

81 Lease acres
81 Vacant

Curry

4,981 Lease acres
4,981 Vacant

Fairbanks

260 Lease acres
160 Vacant

Healy

5,541 Lease acres
4,097 Vacant

Hurricane

4,119 Lease acres
4,119 Vacant

Nenana

222 Lease acres
0 Vacant

Portage

1,019 Lease acres
1,019 Vacant

Seward

64 Lease acres
26 Vacant

Talkeetna

151 Lease acres
122 Vacant

Valdez

86 Lease acres
63 Vacant

Whittier

201 Lease acres
1 Vacant

Ship Creek

Transportation-Oriented Development on Anchorage's Waterfront



Anchorage's urban waterfront has been identified by the public and the Railroad as a priority area for economic redevelopment. Lower Ship Creek Valley represents what is unique to Anchorage-its spectacular setting, its economic and industrial activities, its tent city heritage, and its people and cultures, past and present.

Public investment and improvements are under way in the area to support successful redevelopment:

- **New Intermodal Facility** - ARRC's Historic Depot is being upgraded to host rail service from the airport to downtown, and potentially, commuter service.
- **Intermodal facility co-development of parking and an enclosed pedestrian connection to downtown featuring business nodes and atriums is partially funded.**
- ARRC is investing in pedestrian amenities to support year-round access, along with a strong sense of area identity and safety.
- Ship Creek access and trail improvements are underway to enhance recreational use of the area.
- Public investments are under way to improve area roads, the port, and other access infrastructure.
- Potentially, a new Anchorage Civic and Convention Center, could bring new activity and investments into the area.

Prime parcels located around the rail depot, Intermodal Facility, and south of Ship Creek provide an immediate opportunity for development. ARRC has performance-oriented design guidelines for these redevelopment sites which allow flexibility, yet also to give ARRC and developers improved economic returns over the long-term, while protecting the state's interests and helping Anchorage to realize its desire for quality waterfront development.

Key Features:

- Adjacent to downtown
- Waterfront access, scenic views
- Improved Intermodal Facility with rail, pedestrian, and bus access
- Future airport to downtown and commuter service
- Planned for quality development



Seattle's Pike Street Market points to the potential of Anchorage's urban waterfront.



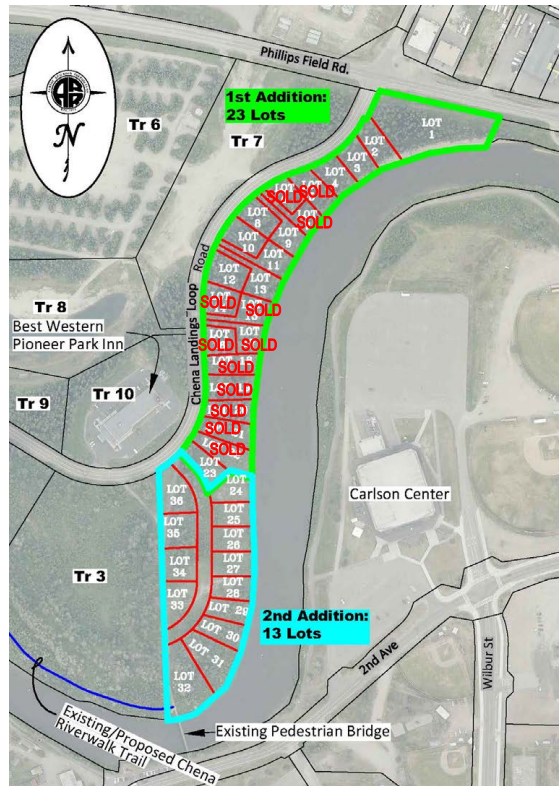
Chena Landings

Fairbanks Riverfront Development

ARRC's Chena Landings is located on the riverfront in the heart of Fairbanks. Easy access and visual exposure from major roads (the Johanson Expressway and Peger Road) is complemented by direct pedestrian access over a new bridge to Alaskaland and the Carlson Sports Center.

Residential housing lots are available now in the 1st Addition of Phase 1.

One mile northwest of downtown, Chena Landing's visibility and easy access could support a retail outlet, or large department store. Co-development with the existing Comfort Inn, the Ice Alaska Championship Ice Carving Event, or with the nearby Alaskaland and the Carlson Sports Center, could take advantage of the riverfront's tourism potential.



Seward's Waterfront

Tourism and Industrial Sites

Tourism and industrial uses are both in full swing at the Railroad's terminus on the Seward waterfront. As the gateway to the Kenai Fjords National Park, Seward's waterfront annually hosts thousands of visitors and attracts over 100 cruise ship dockings.

Additionally, the Alaska Railroad brings over 100,000 short tons of cargo transit each year through the port. In this busy waterfront context, ARRC has 26 acres available for lease.

A key attraction of the area is its direct access to the port, rail, and airport and just a short distance from the small boat harbor and downtown Seward.

Key Features:

- Unique intermodal access: port, rail, road, and airport
- Co-development opportunities with existing waterfront tourism and industrial activities

